



**First American
CORELOGIC**

Providing effective tools to manage mortgage risk

The First American CoreLogic suite of automated mortgage risk management tools provide the most complete assessment of mortgage risk by examining a comprehensive view of property, borrower and agent characteristics. One click delivers a user-defined priority sequence of collateral risk management and fraud prevention reports that best fit your business needs. To learn more or for additional report assistance please contact a customer care representative at 800-345-7334 Opt. 2.

- **Report Options**
- **Order New Report**

USER ENTRY INFORMATION

Order #, Tracking ID1, ID2, ID3, ID4 L6000001239AB7AA711FE4,

Street Address 226 BELEY AVE, MATTYDALE, NY, 13211

Introducing.....
C&S Appraisal Services

ValuePoint4 Report

Property Address: 226 BELEY AVE, SYRACUSE, NY 13211-1528
Owner Name: OREILLY CHRISTOPHER L / OREILLY TAMI L

Valuation Result

Estimated Value: \$76,000
Estimated Value Range: \$64,000 - \$87,000
Value As Of: 09/08/2009
Processed Date: 09/08/2009
Score: 72
Forecast Standard Deviation: 16
Comment: VP4 Valuation Successful

Last Market Sale Information:

Sale Price: \$58,500
Sale Date: 01/27/1994
Sale Type:
Seller Name: SURACE MELANIE
1stMtg Amount:
1stMtg Type:
2ndMtg Amount:

Prior Sale Information:

Prior Sale Price:
Prior Sale Date:
Prior Sale Type:
Prior Seller Name:
Prior 1stMtg Amount:
Prior 1stMtg Type:

Location Information:

County: ONONDAGA
Census Tract: 0139.00
Absentee Owner: N

APN: 314889-061-000-0010-013-000-0000
Township Name:

Property Information:

Living Area: 1,120
Land Use: SFR

Total Rooms:		Lot Area:	9,537
Bedrooms:	3	Year Built / Eff:	1930 /
Bath(F/H):	1 /	Air Conditioning:	N
Pool:	N	Fireplace:	N
Number of Stories:	2	Parking:	

Tax Information:

Assessed Value:	\$74,000	Assessed Year:	2008
Land Value:	\$12,000	Improvement Value:	\$62,000

Area Market Sales

Comp#:	1	Distance From Subject:	0.48 (miles)
Address:	125 MARIAN DR, MATTYDALE, NY 13211-1825		
Owner Name:	MAYO STEPHEN & HEIDI	Living Area:	884
Seller Name:	SCHENIDER MARGUERITE E & JOHN E JR	Total Rooms:	
APN:	314889-064-000-0005-018-000-0000	Land Use:	SFR
County:	ONONDAGA	Parking:	2
Sale Price:	\$74,900	Prior Sale Price:	
Recording Date:	05/12/2009	Prior Rec. Date:	
1 st Mortgage Amount:	\$0	Lot Area:	6,300
Total Assessed Value:	\$73,000	# of Stories:	1
Comp#:	2	Distance From Subject:	0.34 (miles)
Address:	609 WRIGHT AVE, SYRACUSE, NY 13211-1248		
Owner Name:	SWASEY JON	Living Area:	1,152
Seller Name:	CASLER KIM L	Total Rooms:	
APN:	314889-059-000-0002-034-000-0000	Land Use:	SFR
County:	ONONDAGA	Parking:	
Sale Price:	\$81,600	Prior Sale Price:	\$60,000
Recording Date:	04/10/2009	Prior Rec. Date:	08/09/2004
1 st Mortgage Amount:	\$0	Lot Area:	8,580
Total Assessed Value:	\$76,500	# of Stories:	1
Comp#:	3	Distance From Subject:	0.27 (miles)
Address:	125 TOAS AVE, SYRACUSE, NY 13211-1750		
Owner Name:	BETHEA EDWARD	Living Area:	1,080
Seller Name:	GRETHEL LEONARD	Total Rooms:	
APN:	314889-063-000-0003-014-000-0000	Land Use:	SFR
County:	ONONDAGA	Parking:	2
Sale Price:	\$80,500	Prior Sale Price:	
Recording Date:	03/26/2009	Prior Rec. Date:	
1 st Mortgage Amount:	\$0	Lot Area:	6,600
Total Assessed Value:	\$73,000	# of Stories:	2
Comp#:	4	Distance From Subject:	0.19 (miles)

Address:	110 MITCHELL AVE, MATTYDALE, NY 13211-1738		
Owner Name:	BAUDENISTEL MICHAEL	Living Area:	962
Seller Name:	POTTER DAVID	Total Rooms:	
APN:	314889-063-000-0004-007-001-0000	Land Use:	SFR
County:	ONONDAGA	Parking:	2
Sale Price:	\$77,000	Prior Sale Price:	\$63,800
Recording Date:	03/13/2009	Prior Rec. Date:	11/04/2004
1 st Mortgage Amount:	\$0	Lot Area:	4,000
Total Assessed Value:	\$75,000	# of Stories:	2
Comp#:	5	Distance From Subject:	0.18 (miles)
Address:	109 WRIGHT AVE, MATTYDALE, NY 13211-1635		
Owner Name:	PERIOLI ANTHONY	Living Area:	1,094
Seller Name:	LIMBERG STEVEN	Total Rooms:	
APN:	314889-061-000-0014-015-000-0000	Land Use:	SFR
County:	ONONDAGA	Parking:	1
Sale Price:	\$84,900	Prior Sale Price:	
Recording Date:	10/31/2008	Prior Rec. Date:	
1 st Mortgage Amount:	\$0	Lot Area:	7,956
Total Assessed Value:	\$81,000	# of Stories:	2

--- Report Separator ---

First American CoreLogic ZipSelect Data Report

Market Profile Rural Indicator

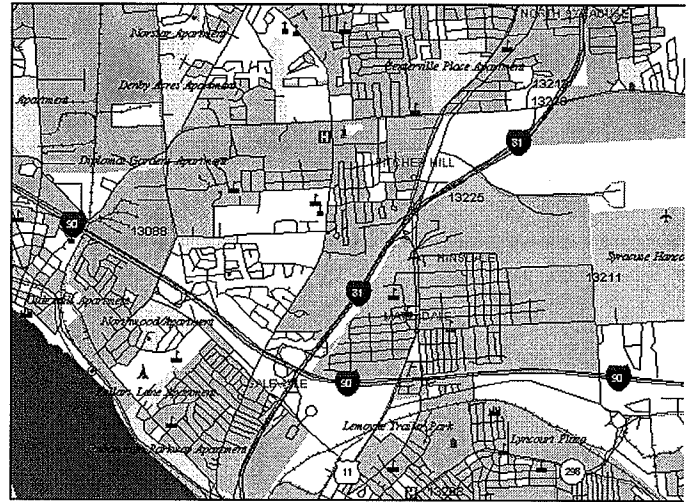
First American CoreLogic's Zip Profile tool is used to describe rural determinations, population density, patterns, price trends and economic information for a particular Zip Code. This information is a basis for understanding the surrounding market. The final determination and definition of "Rural" or any condition is at the sole discretion of each user. This information is derived from statistically extrapolated information for the 4th quarter of the year 2002, HMDA information for the year 2000, and Dep Labor statistics for the year 2000. "Rural" as defined by this tool is a statistically established determination American CoreLogic. This is an exclusive First American CoreLogic product.

Zip Code: 13211
Current Date: 09/08/2009
State: NY
County: ONONDAGA
Rural Indicator 2000: Urban

Date Created, Input Code, and Condition Found

Population: 6,815
Population Per Mile²: 1,136
Zip Square Miles: 6

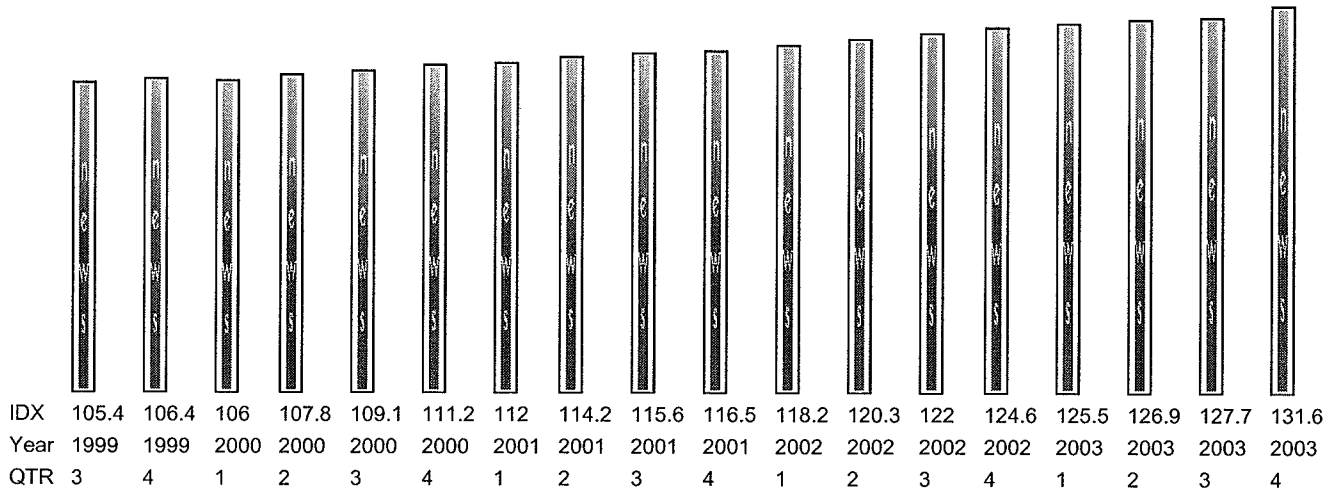
Dimensions in Miles: 2.4 x 2.4
Approximate Map Area: 100 Mile²
Latitude: 43106733
Longitude: -76146053



Map Shading 1990 Family Income: **Light-Low // Dark-H**

Average Home Value Q4 2002:	\$75,883	Owner Occupied:	69
Median Home Value Q4 2002:	\$75,225	Rental Occupied Units:	25
Home Price Change Q1 2002 - Q2 2002:	2.5%	Vacant Units:	5.2
Average Household Income 1999:	\$38,963		
Total Housing Units:	2,933		
Housing Units Per Mile ² :	489		
Total Mobil Home Units 1990:	0		

Urban MSA/County Price Indexes For: ONONDAGA, NY



* Fannie Mae/Freddie Mac MSA Level Index

County Profile For: ONONDAGA, NY

Population 2000:	458,336	Percent Unemployment 2000:	3.5%
------------------	---------	----------------------------	------

Population Growth 1999 - 2000:		Population in Labor Force 2000:	50.2%
Population Growth 1990 - 2000:		Owner Occupied:	59.4%
Land Area:	780.29 mile ²	Rental Occupied Units:	32.7%
Population Per Mile ² 2000:	587	Vacant Units:	7.9%

Disclaimer of Use

The predicted Values are based upon automated valuation algorithms, based on data primarily from public record sources and computer decision logic combined to provide a logical calculated estimate of the value of a residential property. The Values are provided to the User "as is" and "as available", and all uses of the Values are at the User's sole risk. All warranties concerning the Values and the underlying data and processes, both express and implied, are hereby expressly excluded, including, without limitation, any warranties of merchantability, accuracy and/or fitness for a particular purpose. In no event will First American CoreLogic or AVM Valuation company represented herein ("Vendors") be liable to the User or any third party for indirect, incidental, special or consequential damages of any type whatsoever arising out of or relating in any manner to these terms, the User's agreement with First American CoreLogic or the Values, whether under a contract, tort or other theory of liability, even if First American CoreLogic or its Vendors are aware of the possibility of such damages. The income information provided in the IncomePro product is based on proprietary statistical processes and was not obtained through any employment or verification/validation process. The format, content, and methods of all Files, Data and Values are Confidential.

First American CoreLogic
10360 Old Placerville Road, Suite 100
Sacramento, CA 95827
Contact Phone: * F: (916) 455-3851
clientrequest@corelogic.com
www.corelogic.com

[Legal / Privacy](#)